

## **Ordinance No. 2021-25**

### **An ordinance adopting an amendment to the Ridgedale Center master development plan, for Dick's House of Sport at 12347 Wayzata Blvd**

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The City Of Minnetonka Ordains:

#### **Section 1. Background**

1.01 The subject property is located at 12437 Wayzata Blvd. The property is legally described as:

Lot 2, Block 1, RIDGEDALE CENTER THIRD ADDITION, and Lot 3, Block 1, RIDGEDALE CENTER TENTH ADDITION according to the recorded plats thereof, Hennepin County, Minnesota.

Torrens Certificate Numbers are 1469396 and 1477447.

1.02 The property was developed in 1974. The mall anchor department store was formerly occupied by Sears.

1.03 The Ridgedale Center Master Development Plan was adopted in 2013. The plan consisted of three phases:

Phase One: The first phase included the construction of an 80,000 square foot addition to Macy's, updating the exterior of Macy's store, as well as parking lot, stormwater, and landscaping improvements for the north side of the site.

Phase Two: The second phase consisted of the demolition of the then existing Macy's Men's and Home store and construction of an addition to the mall and a new 14,000 square foot anchor department store (Nordstrom). Phase Two also included a parking lot, stormwater, and landscaping improvements throughout the site.

Phase Three: The third phase consisted of three new, freestanding restaurants on the northwest side of the mall, as well as the final parking lot and landscaping improvements. Two of the three restaurant pads have been built and are currently occupied by Xfinity, Café Zupas, and iFly. One restaurant pad remains.

The plan did not address site or building improvements on the Sears site, the subject property.

- 1.04 On Feb. 8, 2021, the city council approved an amendment to the existing master development plan to allow façade improvements for Dick's Sporting Goods.
- 1.05 Darion Ziegler, on behalf of NELSON Worldwide, is now proposing additional site and building improvements for Dick's House of Sport (Dick's Sporting Goods). The improvements include: (1) an outdoor athletic field on the west side of the tenant space; (2) stormwater, pedestrian, and parking lot improvements; (3) site landscaping; (4) an extension of the façade improvements to allow Dick's to occupy additional space within the former Sears tenant space; and (5) new exterior signs.
- 1.06 On Nov. 18, 2021, the planning commission held a hearing on the proposed site and building improvements. The applicant was provided the opportunity to present information to the commission. The commission considered all of the comments received and the staff report, which are incorporated by reference into this resolution. The commission recommended the city council approve the proposal.

## Section 2. Findings.

- 2.01 This ordinance is based on the following findings:
1. The proposed plan is consistent with the goals and policies of the 2030 Comprehensive Plan as it pertains to the Ridgedale Village Center.
  2. The proposed plans would allow for Dick's House of Sport to occupy additional space within a currently vacant anchor tenant space while still allowing for future tenants.
  3. The proposal would also allow for site and pedestrian improvements within the parking lot, including a connection from the mall to Ridgedale Commons (the new park at Ridgedale).

## Section 3. Council Action.

- 3.01 Approval is subject to the following conditions:
1. Subject to staff approval, the site must be developed and maintained in substantial conformance with the following plans:
    - Site, grading, utility, and drainage plans, dated Nov. 10, 2021
    - Landscaping plan, dated Nov. 10, 2021
    - Floor plans, dated Nov. 11, 2021
    - Elevations, dated Nov. 11, 2021

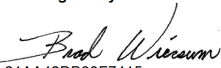
The above plans are hereby adopted as the master development plan for the subject property.

2. Submit an updated site plan for the mall, including parking spaces and ratio.
3. The development must further comply with all conditions outlined in City Council Resolution No. 2021-132, adopted by the Minnetonka City Council on Dec. 6, 2021.

Section 4. This ordinance is effective on the date of its adoption.

Adopted by the city council of the City of Minnetonka, Minnesota, on Dec. 6, 2021.

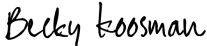
DocuSigned by:



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Brad Wiersum, Mayor

Attest:

DocuSigned by:



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Becky Koosman, City Clerk

**Action on this Ordinance:**

Date of introduction: Oct. 18, 2021

Date of adoption: Dec. 6, 2021

Motion for adoption: Kirk

Seconded by: Schack

Voted in favor of: Calvert, Schaeppi, Coakley, Kirk, Schack, Wiersum

Voted against:

Abstained:

Absent: Carter

Ordinance adopted.

Date of publication:

I hereby certify that the foregoing is a true and correct copy of an ordinance adopted by the City Council of the City of Minnetonka, Minnesota, at a meeting held on Dec. 6, 2021.

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Becky Koosman, City Clerk